

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

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IN RE: Juanita Johnson-Black	Debtor(s)	CHAPTER 7
PNC BANK, NATIONAL ASSOCIATION	Movant	NO. 20-10702 MDC
vs.		
Juanita Johnson-Black	Debtor(s)	11 U.S.C. Section 362
Gary F. Seitz Esq.	Trustee	

**ORDER**

AND NOW, this 8th day of September, 2020 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Sections 362), is modified with respect to the subject premises located at 5925 North Water Street, Philadelphia, PA 19120 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure.



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Magdeline D. Coleman  
Chief U.S. Bankruptcy Judge.

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